

EXHIBIT A

1 UNITED STATES DISTRICT COURT
2 FOR THE EASTERN DISTRICT OF VIRGINIA
3 ALEXANDRIA DIVISION

4 ROSY GIRON DE REYES,)
5 et al,)
6 Plaintiffs,) Civil 16-563
7 v.)
8 WAPLES MOBILE HOME PARK) Alexandria, Virginia
9 LIMITED PARTNERSHIP,) November 8, 2019
et al,)
Defendants.)
_____)

10 TRANSCRIPT OF MOTION HEARING
11 BEFORE THE HONORABLE T. S. ELLIS
12 UNITED STATES DISTRICT JUDGE

13
14 APPEARANCES:

15 For the Plaintiffs: Simon Yehuda Sandoval-Moshenberg
16 Gianna Puccinelli

17 For the Defendants: Michael Sterling Dingman
18 Grayson Hanes

19 Court Reporter: PATRICIA A. KANESHIRO-MILLER, RMR, CRR
20

21 Proceedings reported by stenotype shorthand.
22 Transcript produced by computer-aided transcription.
23
24
25

1 THE COURT: I'm not sure I see how you and the
2 defendant are in disagreement.

3 MS. PUCCINELLI: Just that the Court was considering
4 both the summary judgment ruling that this Court made and the
5 motion to dismiss ruling --

6 THE COURT: But they didn't rule on summary judgment.
7 They didn't remand and say, okay, it's all over on disparate
8 impact.

9 MS. PUCCINELLI: Correct, Your Honor. But they
10 needed to reinstate the Fair Housing Act claim.

11 THE COURT: But only the disparate impact portion of
12 it.

13 MS. PUCCINELLI: Yes.

14 THE COURT: All right. Go on.

15 MS. PUCCINELLI: And contrary to what the defendants
16 have represented, there are, in fact, two controlling
17 decisions in this case," *Inclusive Communities*, as well as
18 the Fourth Circuit's decision. And the Fourth Circuit set
19 forth the standards to apply at each stage of the disparate
20 impact analysis. Under -- and this is at page 424. And the
21 court said, "under the first step, the plaintiffs must
22 demonstrate the robust causal connection between the
23 defendant's challenged policy and the disparate impact of a
24 protected class.

25 It goes on to state, "Under the second step, the